

BOARD OF SELECTMEN – MEETING OF JANUARY 11, 2011
HARMONY HALL

PRESENT – George A. Malliaros, Chairman, Joseph DiRocco, Jr., Vice-Chairman, Cathy Richardson-Brown, Clerk, Robert O. Cox, John J. Zimini, Dennis E. Piendak, Town Manager, Glen Edwards, Assistant Manager/Town Planner and Barbara Souza, Recording Secretary.

TIME – The Chairman called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited followed by a moment of silence being observed for those who paid the ultimate sacrifice on behalf of this country and for those currently serving in the military particularly in Afghanistan and Iraq; also for Michael Callahan of the Governor's Council and former Dracut Police Officer Brendan Loughran.

WARRANT APPROVAL – Motion by Mr. Cox and seconded by Mr. DiRocco, **it was unanimously voted to approve the warrant.**

COMMUNITY INPUT – No one signed in under community input.

TOWN MANAGER'S REPORT - High School Project – Mr. Piendak reported that that is continuing to move forward as an additions and renovations project. The current schedule calls for a meeting with the School Building Authority and town the week of January 24th at which the scope and budget for the project will be finalized; that will be followed by a meeting of the SPA Board of Directors on February 8th at which time the project is expected to be approved and will kick in to affect a 120-day period that the town would have to move forward on the project with an appropriation and a debt exclusion election. He continued to say that the current project has an estimated budget of sixty one million dollars in round numbers and expect a reimbursement rate from the SBA to be offered in the neighborhood of 60 to 61%. Copies of the full schematic plans are available for review in the library and portions are also available on the town's website. Dog Licenses – for the new calendar year are available in the Town Clerk's License – all dogs must be registered between now and April 1st. Also, all laying and measuring devises need to be sealed and information on how to get that done is on the town's website. Wine & Malt License – China Maxim Restaurant in the Tennis Plaza did not renew their on-premises wine & malt license; in the past the board has followed a procedure where they have accepted written applications (i.e. letters of interest) by a specified deadline. The board then evaluated them and then awarded it to a business. Mr. Piendak said it is something the board might want to consider for the next agenda and place it on there announcing that there is an available wine & malt license for on premise consumption. CPA Funds this year

were appropriated for historical site survey and moving forward on that, they have executed an agreement with NMCOG to work with the Historical Commission in carrying out that project. Also, a request made for a piece of steel from the World Trade Center was approved and he executed a transfer of title agreement with the Port Authority of New York for that steel; they will be working on bringing it to town and working with the Historical Commission on the placement of it on the monument setting on the lawn of the Jones Avenue fire station; it would be the intent to place it there not only in view of the Ogonowski homestead (Captain Ogonowski was the pilot of Flight 11) but also to commemorate all the public safety police and firefighters who lost their lives in that tragedy. Vandalism/Theft – Recently the town was the subject of an act of theft of some money from the tax collector's office and vandalism at the Hildreth Street cemetery; in both instances the court ordered restitution is being received by the town. With the pending snowstorm tomorrow all town offices will have a delayed opening of 10:00 a.m. Trash pick up will be on a normal schedule however, if a truck cannot get down a street they will try again at the end of the route.

Mr. DiRocco noted that he doesn't feel there is much information out there about the school as in the past when a project needed to be done.

Mr. Malliaros said the committee that is being formed by concerned citizens will be putting that information out very shortly and as he understands it, will have a website up and running very soon. Mr. Malliaros briefly continued to explain the scope of the project. Upon concluding his remarks, Mr. Malliaros said if there is anyone interested in joining that committee, there is a gentleman in town, Joe Wilkie, who seems to be spearheading that effort. Discussion continued.

Mr. Piendak added that this will require two actions of the board and believes the board would want to coordinate this with the school; it would require a special town meeting and a ballot vote for the debt exclusion. Decisions will have to be made as to when that town meeting would be (within the 120-days of February 8th) and also when the special election will be, whether that would be a separate date or perhaps a part of the May municipal election.

Mr. Zimini feels the board should have the school committee meet with this board to make a presentation. Mr. Malliaros indicated that he would be in touch with the Chairman, Mr. Sheehan.

Mr. DiRocco asked if it would have to be a special town meeting.

Mr. Piendak said yes because we only have 120-days from February 8th. We have to get the appropriation made and the ballot. He said the question could be on the May election ballot without a special election but it would require a special town meeting to have the appropriation made; the appropriation would say that it is contingent upon approval at a special election for debt exclusion as was done for the library and the police station.

Ms. Richardson asked who has been negotiating with the state as far as the reimbursement to make sure that the funds are there to be reimbursed. Mr. Piendak said that that is a function of several people; the school committee, the superintendent, the Permanent Building Committee which includes a representative of the school committee, himself, a project manager, RF Walsh Associates. Under State law, it is required that they have a project manager because of the scope of this project. The State's SPA has very specific requirements and there is a basic reimbursement rate that each community is entitled to or eligible to; ours is 56 point something and then you can get additional points. It works much like we do with the State Revolving Fund for the sewer projects; as we pay bills during the construction period, the State reimburses their proportionate share of those bills. The town temporarily finances the project and then at the end of the project, the town only bonds the net amount remaining after the State reimbursement. Mr. Piendak also noted that with the new SPA in place, this is a very "hands-on" approach by the State, they watch everything very carefully so that situations don't develop as in the past for example the Lakeview Jr. High School; it was built for a population enrollment that was never achieved and there is a whole wing at that school that has never been used.

Ms. Richardson said that that is one of the comments made to her, that why are we building a school when we have another school with a number of rooms not being used so why put that kind of money into a new project.

Mr. Malliaros noted that that process has been going on since 2007; the application made by the then Superintendent Elaine Espindle was extremely comprehensive and said it's a very competitive process to even be selected for consideration by the Mass School Business Administration. This is an opportunity that is not going to come along too often and said 60 to 61% is a healthy reimbursement.

PUBLIC HEARING/Daniel Greenhalgh, Trustee of Greenhalgh Family Trust
d/b/a Dracut Exhaust & Brake, Inc. – Special Permit application

to operate a motor Vehicle Repair business @ 25 Victory Lane - Attorney Michael Fadden addressed the board. Also present was Daniel Greenhalgh. Attorney Fadden stated that Mr. Greenhalgh recently purchased the property at 25 Victory Lane. Mr. Greenhalgh currently owns and operates Dracut Exhaust & Brake Service, which for fifteen years has been a tenant at 103 Pleasant Street and he recently decided to make an investment in the town by acquiring property at 25 Victory Lane. He said the area is basically trade shops, Dracut Auto Parts and a repair shop is located there. Attorney Fadden said that he purchased that property in October and is looking to move his business to that location which is a B3 zone and an auto repair shop is a permitted use contingent upon the issuance of a special permit with site plan review from the Board of Selectmen. He intends on having one employee and hours of operation requested are 8:00 a.m. to 6:00 p.m. Monday through Saturday. Attorney Fadden continued with his presentation and noted that his client has no issues with the proposed conditions/stipulations outlined in a memorandum and prepared by Town Planner Glen Edwards following a department head review meeting held on December 16th.

Following some discussion, Mr. Piendak said he would like to congratulate the applicant for his investment in the community and noted that this was an area for many years that was very run down and feels it's a nice little village there that is making a come back and said it is gratifying to see what is taking place back there on Victory Lane and again thanked the applicant for his investment.

Mr Cox agreed that it is a good positive thing for the town and as the Manager said, investing in the town and being able to stay here in Dracut and becoming a "full-fledged" taxpayer and also congratulated Mr. Greenhalgh on his purchase.

Mr. Edwards noted that the applicant is not altering any wetlands or anything within the flood zone or riverfront area so no filing will be required with Conservation.

There were no abutters recorded present to speak either in favor of or opposed to this application.

Motion by Mr. Cox and seconded by Mr. Zimini, **it was unanimously voted to close the public hearing.**

Motion by Mr. Cox and seconded by Mr. Zimini to approve the application with all the stipulations outlined by Staff.

Under discussion, Mr. Zimini also congratulated the gentleman for investing in our town in a good positive manner and wished him well.

The motion to approve Special Permit #10-7 for Motor Vehicle Repair at 25 Victory Lane passed unanimously.

AGENDA ITEMS – ALCOHOLIC BEVERAGES CONTROL COMMISSION –
RE: Seasonal Estimates – Motion by Mr. Zimini and seconded by Mr. Cox, **it was unanimously voted that the estimated temporary increased resident population as of July 10, 2011 will be zero.**

Old Business – Sesame Street – Mr. DiRocco noted that according to the bi-weekly report, there are no new reports; everything pretty much stayed the same and the Animal Control Officer has been by there and indicated she has not seen that big grey cat. Tom Bomil reported there has been no activity and the same was reported by Building Inspector Dan McLaughlin.

New Business – Selection of New Town Manager – Mr. Zimini requested that this subject matter be placed on the agenda for the next meeting for the purpose of opening up discussion on starting the process for the selection of a new town manager. Mr. Malliaros agreed and instructed the secretary to place it on the next meeting agenda to discuss the process of selecting a new town manager. A brief discussion continued on how the process was handled originally.

Holiday Lights – Mr. DiRocco commented that he feels thanks should go out to Louise Tremblay and her group for the Christmas lights that were put up at the school complex and also to Leo Vezina (Lucky Oil) for putting the lights up at the Gunther Memorial. Mr. Vezina spent the money for the lights and electricity and feels a thank you should be sent out to these people.

Motion by Mr. DiRocco and seconded by Mr. Cox, **it was unanimously voted to send letters of thanks.**

Food Pantry – Mr. Cox noted that, even though the holidays are over, there is still a great need for items at the food pantry; people are in dire need of assistance and urged everyone to help out as much as they can. Items can be dropped off at the Central Fire Station on Pleasant Street.

The Chairman read the Community Calendar.

ADJOURNMENT – Motion by Mr. Zimini and seconded by Mr. Cox, **it was unanimously voted to adjourn the meeting at 7:40 p.m.**

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